



5 Sharphaw View  
Gargrave

# TO LET - 5 Sharphaw View, Gargrave, BD23 3SQ

Available at a rent of £695.00 per calendar month  
£800.00 Deposit and usual references required.

A pleasant three bed roomed terraced house with a spacious kitchen/diner and delightful gardens to the rear and parking to the front. Conveniently located in the popular village of Gargrave with good access to local amenities including a village school, local shops, pharmacy and public houses.

Available on an unfurnished basis the property briefly comprises: Entrance Lobby, Living Room, Dining Kitchen, Three bedrooms, Bathroom, Landing, Rear Patio, Rear Garden, Parking Area to the front, Gas Central Heating.

## EPC Rating C

Please note that all our tenancies require rent to be paid calendar monthly in advance. All applicants must be over 18 years of age on the date of the proposed tenancy and for each applicant, references will be required from employers, bankers and previous landlords (if applicable) together with personal references. In order to make an application for a residential tenancy, a Holding Deposit equivalent to one weeks rent will be required.

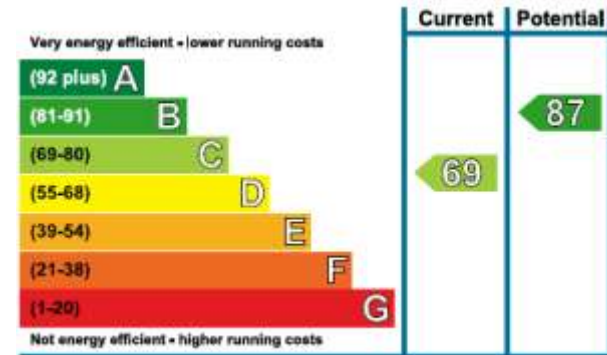
The Landlord has fifteen days to make a decision from the date the holding deposit is taken. If the tenancy does not go ahead then the money must be repaid in full within seven days of the deadline being reached.

Repayment does not need to be in full if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days.

If the tenancy does go ahead, the holding deposit must be returned within 7 days of agreement, unless it is converted into part payment of the actual deposit or used towards the initial rent payment.

Application forms can be provided at the viewing.

Details prepared: October 2023



Skipton Auction Mart  
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